

SNAPSHOT of HOME Program Performance--As of 06/30/08
Local Participating Jurisdictions with Rental Production Activities



Participating Jurisdiction (PJ): Chula Vista

State: CA

PJ's Total HOME Allocation Received: \$13,590,891

PJ's Size Grouping*: C

PJ Since (FY): 1992

Category	PJ	State Average	State Rank	Nat'l Average	Nat'l Ranking (Percentile):*		
					Group	C	Overall
				PJs in State:	92		
<u>Program Progress:</u>							
% of Funds Committed	95.48 %	92.79 %	22	92.82 %	70	72	
% of Funds Disbursed	72.11 %	81.26 %	74	82.38 %	14	11	
Leveraging Ratio for Rental Activities	12.6	5.53	1	4.55	100	100	
% of Completed Rental Disbursements to All Rental Commitments***	50.03 %	73.66 %	70	80.69 %	9	8	
% of Completed CHDO Disbursements to All CHDO Reservations***	41.45 %	60.31 %	64	67.01 %	15	14	
<u>Low-Income Benefit:</u>							
% of 0-50% AMI Renters to All Renters	84.62 %	77.64 %	39	79.23 %	47	53	
% of 0-30% AMI Renters to All Renters***	29.49 %	41.54 %	63	44.47 %	27	24	
<u>Lease-Up:</u>							
% of Occupied Rental Units to All Completed Rental Units***	99.36 %	91.23 %	21	93.93 %	50	57	
<u>Overall Ranking:</u>				In State:	63 / 92	Nationally:	21 20
<u>HOME Cost Per Unit and Number of Completed Units:</u>							
Rental Unit	\$25,415	\$31,525		\$24,984	156 Units	60.70 %	
Homebuyer Unit	\$7,422	\$19,017		\$14,192	12 Units	4.70 %	
Homeowner-Rehab Unit	\$8,345	\$26,126		\$20,036	72 Units	28.00 %	
TBRA Unit	\$7,367	\$2,779		\$3,164	17 Units	6.60 %	

* - A = PJ's Annual Allocation is greater than or equal to \$3.5 million (57 PJs)

B = PJ's Annual Allocation is less than \$3.5 million and greater than or equal to \$1 million (194 PJs)

C = PJ's Annual Allocation is less than \$1 million (292 PJs)

** - E.g., a percentile rank of 70 means that the performance exceeds that of 70% of PJs.

***- This category is double-weighted in compiling both the State Overall Ranking and the National Overall Ranking of each PJ.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

Program and Beneficiary Characteristics for Completed Units

Participating Jurisdiction (PJ): Chula Vista CA

Total Development Costs:
(average reported cost per unit in
HOME-assisted projects)

	Rental	Homebuyer	Homeowner
PJ:	\$136,524	\$347,034	\$8,345
State:*	\$117,655	\$105,717	\$26,671
National:**	\$86,663	\$70,545	\$22,663

CHDO Operating Expenses:
(% of allocation)

PJ:	1.6 %
National Avg:	1.1 %

R.S. Means Cost Index: 1.04

RACE:	Rental %	Homebuyer %	Homeowner %	TBRA %
White:	18.6	8.3	66.7	5.9
Black/African American:	10.9	0.0	2.8	5.9
Asian:	3.2	33.3	0.0	0.0
American Indian/Alaska Native:	0.0	0.0	0.0	0.0
Native Hawaiian/Pacific Islander:	0.0	0.0	0.0	5.9
American Indian/Alaska Native and White:	0.6	0.0	0.0	0.0
Asian and White:	2.6	0.0	0.0	0.0
Black/African American and White:	0.0	0.0	0.0	0.0
American Indian/Alaska Native and Black:	0.6	0.0	0.0	0.0
Other Multi Racial:	0.0	0.0	0.0	0.0
Asian/Pacific Islander:	3.8	0.0	0.0	0.0

ETHNICITY:

Hispanic	59.6	58.3	30.6	82.4
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HOUSEHOLD SIZE:

1 Person:	17.3	16.7	36.1	5.9
2 Persons:	21.2	33.3	45.8	11.8
3 Persons:	26.3	25.0	8.3	29.4
4 Persons:	16.0	8.3	8.3	41.2
5 Persons:	14.1	16.7	0.0	0.0
6 Persons:	3.8	0.0	1.4	5.9
7 Persons:	1.3	0.0	0.0	5.9
8 or more Persons:	0.0	0.0	0.0	0.0

HOUSEHOLD TYPE:

Single/Non-Elderly:	33.3	58.3	0.0	11.8
Elderly:	0.6	0.0	84.7	0.0
Related/Single Parent:	49.4	8.3	1.4	76.5
Related/Two Parent:	10.9	33.3	0.0	11.8
Other:	5.8	0.0	13.9	0.0

SUPPLEMENTAL RENTAL ASSISTANCE:

Section 8:	3.8	0.0 [#]
HOME TBRA:	0.0	
Other:	45.5	
No Assistance:	50.6	

of Section 504 Compliant Units / Completed Units Since 2001 50

* The State average includes all local and the State PJs within that state




** The National average includes all local and State PJs, and Insular Areas

Section 8 vouchers can be used for First-Time Homebuyer Downpayment Assistance.



HOME PROGRAM —
SNAPSHOT WORKSHEET - RED FLAG INDICATORS
 Local Participating Jurisdictions with Rental Production Activities

Participating Jurisdiction (PJ): Chula Vista State: CA Group Rank: 21
 (Percentile)
 State Rank: 63 / 92 PJs Overall Rank: 20
 (Percentile)
 Summary: 3 / Of the 5 Indicators are Red Flags

FACTOR	DESCRIPTION	THRESHOLD*	PJ RESULTS	RED FLAG
4	% OF COMPLETED RENTAL DISBURSEMENTS TO ALL RENTAL COMMITMENTS	< 72.00%	50.03	
5	% OF COMPLETED CHDO DISBURSEMENTS TO ALL CHDO RESERVATIONS	< 46.46%	41.45	
6	% OF RENTERS BELOW 50% OF AREA MEDIAN INCOME	< 70%**	84.62	
8	% OF OCCUPIED RENTAL UNITS TO ALL RENTAL UNITS	< 89.25%	99.36	
"ALLOCATION-YEARS" NOT DISBURSED***		> 3.300	3.97	

* This Threshold indicates approximately the lowest 20% of the PJs

** This percentage may indicate a problem with meeting the 90% of rental units and TBRA provided to households at 60% AMI requirement

*** Total of undisbursed HOME and ADDI funds through FY 2005 / FY2005 HOME and ADDI allocation amount. This is not a SNAPSHOT indicator, but a good indicator of program progress.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

HOME Program Performance SNAPSHOT

Page 3

